



Government of the District of Columbia

Pre-Offer Conference Questions and Answers

5th & I Project

January 31, 2008

- 1. Will there be community presentations of the development plans and if so, what weight will community support carry?**

The ODMPED plans to hold community presentations for Short-List development teams during the week of April 21.

The proposals will be evaluated according to the four-part criteria listed in the *Solicitation for Offers*:

- 1) Qualifications and Experience,
- 2) Project Implementation Strategy,
- 3) Financial Capacity, and
- 4) LSDBE, CBE Participation.

The Selection Panel ultimately will choose the development team. Throughout its evaluation process though, the Selection Panel will consider the community's feedback with great weight and use community feedback as guidance.

- 2. Will preference points be awarded for LSDBE development teams?**

Along with Non-LSDBE development teams, LSDBE development teams will be evaluated according to the four-part criteria listed above. LSDBE status only achieves one part of the criteria.

- 3. Will the list of Bidder's conference registrants & attendees be posted on the DMPED site? Or emailed to attendees?**

The list of conference attendees (and other interested parties) is posted on the website.

- 4. Who will select the geotechnical services and Phase I environmental study? Has any geotechnical been done? Has a Phase I/II environmental review been completed for the site, and what were the results?**

The development teams will be responsible for all pre-development expenditures, including environmental studies and geotechnical services. The ODMPED is not aware of whether a geotechnical study has been conducted. A Phase I environmental study however was conducted last year, and a draft of it is posted on the website. Please review the Phase I draft to learn about its results.



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5. Is there public funding available for clean-up?

If environmental remediation is necessary, the selected development team will be expected to present a case to the District justifying the expense. Subsequently, the District and the selected development team may negotiate responsibility and means of compensation.

6. The zoning requires a minimum amount of residential. How will the zoning issue be addressed for projects with no residential component?

The Site's zoning requires 4.5 FAR of housing. The housing requirement may be satisfied on-site or off-site through a Combined Lot Development (CLD). A project proposed for the 5th & I Site with no residential would have to satisfy the zoning requirement through a CLD(s). Nevertheless, all Offerors are encouraged to seek counsel from zoning attorneys on this and related matters.

7. If we submit for a hospitality use, is there an opportunity for parking relief? The site is close to Metro.

The Office of Planning would consider parking relief for a proposed hospitality (hotel) use on the Site.

8. Do you have any details of the scope of the hospitality (hotel) portion of the development? Rooms? Full Service vs. Limited Service?

The ODMPED believes a hotel use would work well on the Site but does not have a preference for specific hotel types.

9. Will preference points be awarded for LSDBE lead architect?

The ODMPED prefers a qualified lead LSDBE architect that demonstrates experience commensurate to the scope and complexity of this Project. This preference would be factored into the four-part evaluation criteria.

10. What infrastructure/roadway improvements are contemplated, if any, for that intersection? Traffic patterns? Streetscape?

The ODMPED has not contemplated infrastructure improvements such as those listed above. Offerors are encouraged to propose any such improvements that they deem necessary and critical to the success of the Project.

11. Given the tight closing time frame (120 days), can the Deputy Mayor's Office fast-track the approvals?

The ODMPED cannot influence the independent review and approval processes managed by District agencies. The ODMPED however will do its best to move forward all matters that reside within its domain.



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12. Are there any definitive resources for identifying Ward 6 businesses?

Offerors are encouraged to contact the Department of Small and Local Business Development (DSLBD) to identify Ward 6 businesses.

13. Will the affordability requirements be applied to: (a) adjacent sites if brought into this development? (b) 30-day and extended-stay lodging?

The affordability requirement would apply to typical housing products, such as condominiums and apartments, developed on the Site, on adjacent sites and/or on Combined Lot Development (CLD) sites. A 30-day extended-stay lodging product would not require affordable units. If extended-stay lodging is proposed, Offerors are encouraged to incorporate affordable housing in other ways.

14. As the Federal Government is considering stimulus plan to deal with economic and real estate downturn towards recession, will the city relieve the current housing (FAR 4.5) requirement to be more economically feasible for this 5th & I project?

The Office of Planning, not the ODMPED, drives the 4.5 FAR housing requirement. Offerors may propose to develop the Site to conform to the existing zoning designation or to apply for a zoning variance, special exception or Planned Unit Development (PUD). Offerors are encouraged to review Section 2.5 in the *Solicitation for Offers*, to refer to Title 11 of the District of Columbia Municipal Regulations (“DCMR”) for a complete list of zoning provisions and requirements, and to seek zoning legal counsel to determine appropriate zoning options for this Project.

15. Additionally, is it possible to post a certified check as a deposit in lieu of a standby, irrevocable letter of credit?

The ODMPED would consider accepting a certified check, in lieu of a letter of credit, as a form of earnest money deposit.

16. With respect to the LSDBE equity requirement, is the expectation that the 20% equity requirement be allocated to the potential density built solely on the RFP site or would it be on the combined site, should a contribution of an adjacent parcel be included in the proposed development?

In the case of a combined site development, the LSDBE requirement would extend to the adjacent parcels contributed to the Project. The LSDBE requirement includes equity and development participation. Offerors are encouraged to propose creative approaches to meeting and exceeding LSDBE participation, including component development opportunities in which an LSDBE(s) develops a component(s) and/or a use(s) exclusively.